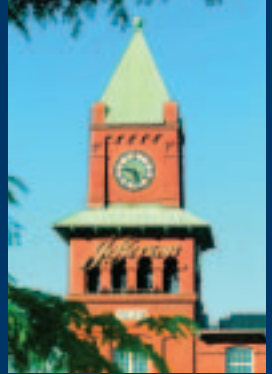


FOR LEASE

Jefferson Mill ~ 670 Commercial Street



**Manchester,
New Hampshire**

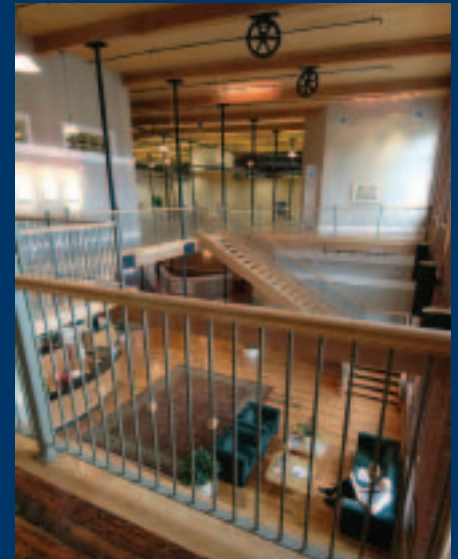


**300,000
Square Feet
Sub-Dividable**

Manchester's Signature Address.

Excellent opportunity to lease within this recently renovated Class A Historic Mill building. The building features unrivaled river views, two passenger elevators, granite and stainless steel bathrooms, and the most advanced telecommunications and power infrastructure available. Custom space planning and a turn-key buildout make this an incredible opportunity.

Amenities for this beautifully restored building include abundant natural light, a cafeteria, attractive historical mill artifacts throughout, and operable windows. The property is located just off I-293 and is easily accessible from Routes 101 and I-93. Amenities in the immediate area include downtown Manchester with its restaurants, hotels and retail services. In addition, the Mall of New Hampshire and Manchester Airport are just minutes away.



**For more information,
please contact:**

Charles N. Panasis

603-622-6223 Ext. 1022

cpanasis@bradysullivan.com



(Brady Sullivan Properties offers turn-key, custom design fit-up.)

Brady•Sullivan Properties
670 Commercial Street, Suite 303

Manchester, NH 03101

Fax: 603-622-7342

www.bradysullivan.com



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Specifications

Building Area:	300,000+/- square feet
Land Area:	3.9+/- acres
Zoning:	Mixed use(MXU)
Year Built:	1887/ 100% renovated in 2004
Stories:	Annex-3 plus lower level/ main-4 plus lower level
Construction:	Historic mill building, brick and heavy timber construction
Roof:	Rubber membrane
Ceiling Height:	Predominantly 14' throughout
Lighting:	Direct fluorescent and incandescent lighting
Windows:	Operable, double hung, insulated windows
Column Spacing:	10' X 20'
Water/Sewer:	Municipal
Gas:	Keyspan
Electric:	2000 amp, 480 volt, 3-phase, redundant source electrical power
Parking:	338 spaces plus 358 offsite
HVAC:	Gas fired, Trane packaged roof-top units
Fire Safety:	Wet sprinkler system throughout
Elevator:	Two hydraulic passenger
Security:	Card key access
Loading:	One tailboard height dock

Rental Rate: From \$10.95/sf NNN

All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.

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